

INITIAL SUBMISSIONS

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The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you have any questions, please contact the Commission Office at (213) 978-1300.



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Maud Winchester <maudwinchester@gmail.com>
To: councilmember.park@lacity.org, chc@lacity.org
Cc: "marvistavoice@gmail.com" <marvistavoice@gmail.com>

Thu, Mar 13, 2025 at 10:58 AM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—prioritizing walkability, green space, and neighborly connection. This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the city's architectural and cultural history. Its designation as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants and the broader neighborhood.

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By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,
Maud Winchester
[3537 Meier Street](#)
[Los Angeles, 90066](#)
310-968-3285

Sent from my iPhone



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Adam Smith <adamacoustic@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Wed, Mar 12, 2025 at 10:30 PM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

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Thank you for your time and consideration.

Best regards,

Adam Smith



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Andrew Perrine <arperrine0@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Thu, Mar 13, 2025 at 4:14 PM

Re: case number CHC-2025-1139-HCM

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Thank you for your time and consideration.

Best regards,
--Andy Perrine



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Ashley Gonzales <ashleygo@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Thu, Mar 13, 2025 at 8:07 AM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

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Thank you for your time and consideration.

Best regards,

In solidarity,
Ashley Gonzales



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Bitta Sharma <ejsharma@gmail.com>

Wed, Mar 12, 2025 at 10:22 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

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Thank you for your time and consideration.

Best regards,
Bitta



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Brian Doherty <bdoherly02@gmail.com>

Thu, Mar 13, 2025 at 6:41 AM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM Dear Commission Members, I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside. As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—prioritizing walkability, green space, and neighborly connection. This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the city's architectural and cultural history. Its designation as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants and the broader neighborhood. Equally important is the role Marco Place Court plays in preserving affordable housing in a region where it is increasingly scarce. The six-unit bungalow court is home to rent-controlled residences, offering stability to tenants who are integral members of the Venice community. At a time when affordable housing is being lost at an alarming rate, protecting existing rent-stabilized homes should be a priority. The sale of this property in 2024 underscores the urgency of safeguarding Marco Place from potential redevelopment that could displace tenants and erase this vital historic resource. By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come. Thank you for your time and consideration. Best regards,

Brian Doherty



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

cartermoon719@gmail.com <cartermoon719@gmail.com>

Wed, Mar 12, 2025 at 10:17 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

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Thank you for your time and consideration.

Best regards,
Carter Moon



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Chris Tilly <christilly@gmail.com>

Thu, Mar 13, 2025 at 7:12 AM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I write as a Venice homeowner and a professor of urban planning at UCLA.

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

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Thank you for your time and consideration.

Best regards,

Chris Tilly

Sent from my iPhone



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Christopher Michel <chris24michel@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Thu, Mar 13, 2025 at 9:45 AM

Re: case number CHC-2025-1139-HCM

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Thank you for your time and consideration.

Best regards,



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Faith Myhra <famyhra@gmail.com>

Thu, Mar 13, 2025 at 3:15 AM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

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Thank you for your time and consideration.

Best regards,
Faith Myhra
90066 LA



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Francisco Espinosa <francisco.1.espinosa@gmail.com>

Wed, Mar 12, 2025 at 11:00 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: Mar Vista Voice <marvistavoice@gmail.com>

Re: case number CHC-2025-1139-HCM

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Thank you for your time and consideration.

Best regards,

Francisco Espinosa
90034



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Greg Bartlett <gregorybartlett@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Wed, Mar 12, 2025 at 11:14 PM

Re: case number CHC-2025-1139-HCM

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Thank you for your time and consideration.

Best regards,

Greg Bartlett (he/him)
310.345.7815

"If everything seems under control, you're just not going fast enough."
-- Mario Andretti



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Hayley Francise <cheachea692@icloud.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Thu, Mar 13, 2025 at 3:38 AM

Re: case number CHC-2025-1139-HCM

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Thank you for your time and consideration.

Best regards,

Sent from my iPhone



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Jane Paul <janehpaul@gmail.com>

Thu, Mar 13, 2025 at 12:16 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

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Thank you for your time and consideration.

Best regards,
Jane Paul*Jane Paul*

310-902-1210

<https://medium.com/@janehpaul>janehpaul@pobox.com*[An Equitable Economy podcast!!](#)*



Planning CHC <chc@lacity.org>

CASE NO.: CHC-2025-1139-HCM ENV-2025-1140-CE

1 message

jeanette koustenis <jkoustenis@hotmail.com>

Thu, Mar 13, 2025 at 10:38 AM

To: "chc@lacity.org" <chc@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>

To Whom It May Concern.

I have been a resident of the Venice Walk Street neighborhood for 27 years.

I am writing to you regarding the pending application for a Historic Cultural Monument for the Marco Place Court.

The apartment complex is one of the few remaining original properties in the neighborhood and on that block. I always enjoy passing by on my daily walks. It's lovely to see the mature trees along with the wonderful architecture that was old Venice.

We need to make sure that this property is designated a Historic Cultural Monument and save it from being altered from its truly original style.

Regards,

Jeanette Koustenis

[812 Superba Avenue](#)

Venice, CA 90291



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Katherine King <katcking@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: Mar Vista Voice <marvistavoice@gmail.com>

Thu, Mar 13, 2025 at 8:00 AM

Re: case number CHC-2025-1139-HCM

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As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—prioritizing walkability, green space, and neighborly connection. This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the city's architectural and cultural history. Its designation as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants and the broader neighborhood.

Equally important is the role Marco Place Court plays in preserving affordable housing in a region where it is increasingly scarce. The six-unit bungalow court is home to rent-controlled residences, offering stability to tenants who are integral members of the Venice community. At a time when affordable housing is being lost at an alarming rate, protecting existing rent-stabilized homes should be a priority. The sale of this property in 2024 underscores the urgency of safeguarding Marco Place from potential redevelopment that could displace tenants and erase this vital historic resource.

By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

kaygallin@aol.com <kaygallin@aol.com>

Thu, Mar 13, 2025 at 10:54 AM

To: chc@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

We must stop destroying everything.

We must keep affordable living options, we must make life, living affordable!

And keep history!

Enough corporate greed this has to stop.

Our entire country is at risk of crumbling!

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

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Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Laura Ceballos <lceballos70@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Wed, Mar 12, 2025 at 10:42 PM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

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Thank you for your time and consideration.

Best regards,
Laura Ceballos



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Linda Lucks <lindalucks@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Thu, Mar 13, 2025 at 9:54 AM

Re: case number CHC-2025-1139-HCM

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Thank you for your time and consideration.

Best regards,

Linda Lucks
310-505-4220



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

lucas reiner <lucasreiner@me.com>

Thu, Mar 13, 2025 at 10:54 AM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

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Thank you for your time and consideration.

Best regards,

Lucas Reiner



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

AZ Gmail <annezimmerman10@gmail.com>

Thu, Mar 13, 2025 at 10:42 AM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I live on adjacent Amoroso Place. This is a great part of our community! Please designate so it can be saved.

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

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Thank you for your time and consideration.

Best regards,

Sent from my iThingie



Planning CHC <chc@lacity.org>

CASE NO.: CHC-2025-1139-HCM; ENV-2025-1140-CE; 924-928 Marco Place, Venice.

1 message

Matthew Linenbroker <mllinenbroker@gmail.com>

Thu, Mar 13, 2025 at 12:32 PM

To: chc@lacity.org, Councilmember.Park@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

Dear Members of the Cultural Heritage Commission,

My name is Matt Linenbroker, a full-time writer and resident of Marco Place Court—a cherished haven for dreamers, artists, and outsiders. As this unique oasis celebrates its **100th birthday**, I'm writing to advocate for its historic designation of Marco Place Court (Case No.: CHC-2025-1139-HCM; ENV-2025-1140-CE).

Growing up in the Midwest, I spent my childhood yearning for a place that would embrace my creativity, my eccentricities, and my queerness rather than forcing me to hide them. California—and Venice, in particular—represented a golden dream: a city by the sea where misfits and visionaries built their own world, free from the suffocating expectations of “normal” life. Venice was not just another neighborhood—it was a sanctuary, a place that prided itself on defying convention, where an artist could live among other creatives, where people like me could finally belong.

I chased that dream to Marco Place Court, a place that embodies the very spirit of what Venice has always meant for people like me. Built in 1925, this bungalow court isn't just a collection of charming homes—it's a lifeline to the past, to a Venice that still valued community over capital, art over profit, and individuality over uniformity. **It is one of the last places where people don't just live next to each other—they live as true neighbors, where the courtyard fosters conversation, connection, and collaboration.**

But now, as we stand at a critical turning point, that Venice—the Venice I dreamed of, the Venice that has sheltered artists and outsiders for over a century—is disappearing before our eyes. What was once a community built on creative energy is now being sold off, one historic bungalow court at a time, to developers who see nothing but profit in its place. Marco Place Court, the last of its kind in the Milwood Venice Walk Streets Historic District, has already been sold to a reckless new owner. It is rapidly being transformed, stripped of its essence, its history threatened with every passing day.

We have already lost so much of Venice's artistic and architectural heritage to expensive condos and luxury single-family homes worth multiple millions. These developments do not nurture creativity; they erase it, replacing the vibrant, eclectic, diverse history of this neighborhood with sterile, high-end properties accessible only to the ultra-wealthy. They replace multi-unit, affordable spaces where artists and middle-class workers could live with massive, exclusionary homes that contribute nothing to the creative culture Venice was built on.

If Marco Place Court is lost, it won't just be the demolition of a historic site—it will be the destruction of **one of the last places in Venice that still supports the dream that brought so many of us here.**

A few notes about what makes Marco Place Court a rare architectural and cultural gem:

- **A Last-of-Its-Kind Bungalow Court** – Built in [1925, Marco Place](#) Court is one of the only surviving bungalow courts in Venice. It is a prime example of a Spanish Colonial Revival courtyard complex, with its wide entrance walkway, intimate patio, and courtyard that naturally fosters connection.
- **A Historical Link to Venice's Founding Vision** – This bungalow court was built as part of Abbot Kinney's Venice of America development, designed to support a thriving, walkable, artist-friendly community.
- **A Naturally Occurring Affordable Housing Solution (NOAH)** – For 100 years, Marco Place Court has provided affordable multi-family housing in a city that desperately needs it. Unlike luxury developments that push artists and creatives out, this court has been a sustainable housing model for Venice's workers, artists, and the “missing middle.”
- **A Rare Piece of Venice That Still Feels Like Venice** – Walking through Marco Place Court feels like stepping back into the Venice that once was—a place of possibility, of freedom, of artistry. This is one of the last places that still holds onto that spirit, and if it is lost, we lose a part of Venice that can never be recreated.

This is a moment of choice.

For so many of us, Venice was a promise—a city where the misfits could thrive, where the artists could create, where you didn't need millions of dollars to be part of something special. That promise is slipping away, replaced by high-end developments that serve no one but the wealthy elite. But we can still preserve what's left. We can draw a line in the sand and say that some things are worth protecting. That a community isn't just valuable because of how much money it generates, but because of the lives it touches.

I urge you—please, protect Marco Place Court. Designate it as a Historic-Cultural Monument and recognize that Venice's soul is not just in its new developments, but in **the historic places that have nurtured artists, creatives, and dreamers for generations.**

Thank you for your time and consideration.

Sincerely,

Matt Linenbroker

mattlinenbroker.com | 314.368.8138



Planning CHC <chc@lacity.org>

CASE NO.: CHC-2025-1139-HCM; ENV-2025-1140-CE; 924-928 Marco Place, Venice.

1 message

Max Welch <max@renownedfilms.com>

Thu, Mar 13, 2025 at 9:11 AM

To: chc@lacity.org, Councilmember.Park@lacity.org

Cc: sakaplan.76@gmail.com, maryjackis@yahoo.com, Matthew Linenbroker <mlinenbroker@gmail.com>

Dear Members of the Cultural Heritage Commission,

As a creative television / film producer and the owner of Renowned Films, I have spent my career telling stories that celebrate the confluence of culture, history, and human connection. Today, I write to you with the same passion to advocate for the historic designation of Marco Place Court (Case No.: CHC-2025-1139-HCM; ENV-2025-1140-CE) as a Historic-Cultural Monument—not just for its architectural merit, but for the story it tells about Venice, California, and the creative soul that once defined this community.

Venice: A City of Artists, Now at a Crossroads:

Venice has long been a sanctuary for artists, filmmakers, writers, and free spirits—a community where the emphasis was placed on art over profit, culture over capitalism, and creativity over conformity. It was never just another Los Angeles neighborhood; it was a haven for the avant-garde, a playground for poets and painters, a stage for revolutionaries and radicals. From the bohemian wave of the Beatniks to the surf-skate explosion of the Dogtown era, Venice has been a hotbed of cultural innovation, shaping not just local identity but influencing global trends in art, music, and counterculture.

However, the rapid gentrification and commercialization of Venice have threatened the very essence of what made it unique. What was once a hub for independent artists, musicians, and filmmakers has been steadily replaced by corporate development, sky-high rents, and expensive condos and luxury single-family homes worth multiple millions, erasing the city's original character. The bungalow courts that once defined Venice's intimate, community-driven housing model have all but disappeared—except for Marco Place Court, the last of its kind.

Marco Place Court: The Last Bastion of Old Venice:

Marco Place Court is more than a 100-year-old bungalow court—it is the last living piece of a dying architectural and cultural heritage. This is not just a set of buildings; it is a testament to the community-driven way of life that once defined Venice.

- A Rare and Irreplaceable Architectural Style

Built in 1925, Marco Place Court is a prime example of the bungalow court, a unique housing style that was once widespread across Los Angeles but has now become almost extinct. These courts were designed not for opulence but for affordability, accessibility, and human connection—a stark contrast to the high-end developments that now dominate the neighborhood.

- A Legacy of Artists, Writers, and Dreamers

For a century, Marco Place Court has housed generations of artists, activists, musicians, and creatives—those who chose culture over commerce and embraced the communal spirit that made Venice an artistic epicenter. The small yet welcoming residences, clustered around a shared courtyard, foster a sense of community that modern developments simply cannot replicate.

- A Testament to Affordable Housing in an Era of Displacement

As Venice becomes an increasingly exclusive enclave for the ultra-wealthy, Marco Place Court remains one of the last places where artists, independent filmmakers, and creative minds can still afford to live. Preserving it is about more than just saving a historic property—it's about preserving the very ethos of Venice as a city that once valued creativity over capital.

An Architectural and Historical Treasure:

Marco Place Court is not just a remnant of Venice's artistic past—it is a significant example of the development associated with Abbot Kinney's Venice of America and the Milwood Venice Walk Streets Historic District. This historic courtyard was built adjacent to the mid-block pedestrian "parklet," fostering community engagement and a connection with passersby, a feature that embodies the original vision of Venice as a place designed for both interaction and inspiration.

The Spanish Colonial Revival-style courtyard, with its low-rise architecture, patio, wide entrance walkway, and units that open into the shared courtyard, creates a sense of place and belonging that is now exceedingly rare in Venice. Its original

site plan, hardscaping, and architectural details remain intact, alongside mature trees and an expansive skyscape, offering visitors and neighbors a glimpse into the past that would be lost forever if this property were to be redeveloped.

Moreover, this 6-unit bungalow court originally provided affordable housing to support the growth of Abbot Kinney's Venice of America and has remained naturally occurring affordable housing (NOAH) for nearly 100 years—a legacy that must not be erased.

A Last Stand for Venice's Cultural Identity:

If Marco Place Court is lost, we are not just losing a historic bungalow court—we are losing the final remnant of Venice's soul. This is more than an architectural decision; it is a cultural reckoning. Will Venice continue to erase its identity in the pursuit of profit, or will it stand firm and honor the artistic, communal, and bohemian legacy that made it famous?

The continued loss of historic assets in Venice threatens the possibility of establishing the Milwood Venice Walk Streets Historic District as an HPOZ (Historic Preservation Overlay Zone). Every demolition chips away at the fabric of what made Venice distinct. Preserving Marco Place Court is not only about this one property—it is about protecting Venice's broader architectural, artistic, and social heritage from being swallowed by unchecked development.

A Historic Treasure at Immediate Risk:

Marco Place Court is no longer just at risk of redevelopment—it is actively being dismantled before our very eyes. Recently sold and now in the hands of a new owner, the property is undergoing rapid and substantial changes that are stripping it of its very essence. What was once a sanctuary for artists and a rare surviving example of Venice's historic bungalow courts is now being transformed in a way that disregards its cultural and architectural importance. The very core of Marco Place Court—its sense of community, its design, its affordability—is being erased with each passing day.

If action is not taken immediately, Marco Place Court will be lost, not just physically, but spiritually—its history replaced with yet another soulless luxury development catering only to the highest bidder. The time to preserve this critical piece of Venice's history is right now, before it is too late.

A Call to Action:

As someone who has spent a lifetime in storytelling, I know that every great narrative has a defining moment of choice—a crossroads where the past and the future collide. This is that moment for Venice.

I urge the Cultural Heritage Commission to designate Marco Place Court as a Historic-Cultural Monument—not just to protect a structure, but to honor a way of life, an artistic spirit, and a piece of history that, once gone, can never be restored.

Venice was never meant to be another luxury playground. It was meant to be a beacon of creativity, diversity, and innovation. Let us uphold that vision.

Thank you for your time and consideration.

Sincerely,

Max Welch
Owner, Renowned Films
928 Marco Place
[Venice, California 90291](#)
max@renownedfilms.com
424-343-7304

Max Welch
Founder | CEO | Renowned Films
m. +1 (424) 343 7304 | +44 (0) 7726 329 078





Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Mia Lopez-Zubiri <mialopezzubiri@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Thu, Mar 13, 2025 at 11:43 AM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. **I grew up on the same block as this historic site, and my parents still own their home at the end of the street (at the intersection of Linden and Marco).** Marco Place Court has always been an important space in our neighborhood and represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside. It is more urgent than ever that we protect and preserve unique housing models like this one and support long-time neighbors who would otherwise be priced out of our community.

As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—prioritizing walkability, green space, and neighborly connection. This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the city's architectural and cultural history. Its designation as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants and the broader neighborhood.

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Thank you for your time and consideration.

Best regards,

Mia Lopez-Zubiri



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Mike Hennessy <mikethennessy@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Wed, Mar 12, 2025 at 10:19 PM

Re: case number CHC-2025-1139-HCM

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Best regards,

Mike Hennessy



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Morleigh Steinberg <cyan4@mac.com>

Thu, Mar 13, 2025 at 2:21 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

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Thank you for your time and consideration.

Best regards,

Sent from my iPhone



Planning CHC <chc@lacity.org>

Please Save Affordable Housing at Marco Place Court, Venice, CA

1 message

Nancy Richards <raffaelli.richards@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Thu, Mar 13, 2025 at 1:35 PM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

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Thank you for your time and consideration.

Best regards,

Nancy Raffaelli Richards

3/13/25, 4:18 PM

City of Los Angeles Mail - Please Save Affordable Housing at Marco Place Court, Venice, CA

931 Amoroso Place
Venice, CA 90291



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Patrick Sharma <sharma.patrick@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Wed, Mar 12, 2025 at 10:23 PM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—prioritizing walkability, green space, and neighborly connection. This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the city's architectural and cultural history. Its designation as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants and the broader neighborhood.

Equally important is the role Marco Place Court plays in preserving affordable housing in a region where it is increasingly scarce. The six-unit bungalow court is home to rent-controlled residences, offering stability to tenants who are integral members of the Venice community. At a time when affordable housing is being lost at an alarming rate, protecting existing rent-stabilized homes should be a priority. The sale of this property in 2024 underscores the urgency of safeguarding Marco Place from potential redevelopment that could displace tenants and erase this vital historic resource.

By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,
Patrick



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Rick Garvey <rickgarvey@hotmail.com>

Wed, Mar 12, 2025 at 10:14 PM

To: "chc@lacity.org" <chc@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>

Cc: "marvistavoice@gmail.com" <marvistavoice@gmail.com>

Re: case number CHC-2025-1139-HCM

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Thank you for your time and consideration.

Best regards,



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Roxanne Steinberg <roxannesteinberg@gmail.com>

Thu, Mar 13, 2025 at 10:45 AM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition.

Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

I have lived in Venice since 1972 and the very character of the Neighbourhood is at risk.

As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—prioritizing walkability, green space, and neighborly connection. This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the city's architectural and cultural history. Its designation as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants and the broader neighborhood.

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By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,

Roxanne Steinberg Oguri
213-361-1764



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Sonja Verdugo Baumgartner <sonja@groundgamela.org>

Thu, Mar 13, 2025 at 3:41 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

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By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,

Sonja Verdugo
Lead Community Organizer
Ground Game LA
sonja@groundgamela.org
Cell (213) 678-0859





Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Stephanie Waxman <waxman823@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Thu, Mar 13, 2025 at 11:40 AM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to urge you to vote in favor of recognizing Marco Place Court as a Historic-Cultural Monument.

In 1971, our daughter Jessica was born and my husband Dennis and I brought her home to 9281/2 Marco Court. There was a garland on the front door welcoming the new infant, placed there by Mellissa, an upstairs tenant. That offering exemplifies the kind of community engendered by the "court" setting. A few months later, Carol Kay Hope, a friend down the block offered to "trade" living quarters, saying, "You have a baby and my daughter and I don't need this big house." With the help of neighborhood children, we exchanged homes. For the subsequent 53 years, Dennis and I have lived in this "big" house at 938 Marco, raising Jessica and her sister Tessa and sending them to the neighborhood public schools.

By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving the architectural heritage as well as its community-oriented housing.

Thank you for consideration.

Best regards,

Stephanie Waxman
938 Marco Place
Venice, CA
90291



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Steve Clare <steveclare743@gmail.com>

Thu, Mar 13, 2025 at 10:40 AM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

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By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,

Steve Clare

Venice resident and home owner

Sent from my iPhone



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

susan millmann <millmannsusan@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Thu, Mar 13, 2025 at 4:58 AM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

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By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,
susan millmann
50-year Venice resident

Sent from my iPhone



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

SYLVIA AROTH <venicesylvia@icloud.com>

Wed, Mar 12, 2025 at 10:14 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

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Thank you for your time and consideration.

Best regards,

Sent from my iPhone



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM: Support for Historic-Cultural Monument Designation of the Macro Place Court

2 messages

Tatiana Godinez <advocacy@laconservancy.org>
Reply-To: Tatiana Godinez <tgodinez@laconservancy.org>
To: Cultural Heritage Commission <chc@lacity.org>

Thu, Mar 13, 2025 at 11:14 AM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Tatiana Godinez
tgodinez@laconservancy.org
523 W 6th St Ste 826
LOS ANGELES, CA 90014

Dalia Salgado <advocacy@laconservancy.org>
Reply-To: Dalia Salgado <adthdfyr@aol.com>
To: Cultural Heritage Commission <chc@lacity.org>

Thu, Mar 13, 2025 at 1:46 PM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Dalia Salgado
adthdfyr@aol.com
707 Wilshire Blvd
Los Angeles, CA 90017



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Tom Paris <paristom@icloud.com>

Thu, Mar 13, 2025 at 12:51 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

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Thank you for your time and consideration.

Best regards,

Sent from my iPhone

SECONDARY SUBMISSIONS



Planning CHC <chc@lacity.org>

CASE NO.: CHC-2025-1139-HCM; ENV-2025-1140-CE; 924-928 Marco Place, Venice.

1 message

Abigail Coleman <email4abbycoleman@gmail.com>

Mon, Mar 17, 2025 at 11:28 PM

To: chc@lacity.org, Councilmember.Park@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

Hi,

My name is Abby Coleman. I've been a resident in West LA for 6 years & volunteer with the LA tenants' union. I'm writing to support the designation of the Marco Place Courtyard as a historic-cultural monument based on the following principles:

The Marco Place Courtyard contributes to the unique aesthetic, architectural, and cultural character of the Venice neighborhood, and therefore meets the criteria to be designated an Historic-Cultural monument.

Marco Place Courtyard exemplifies significant contributions to the cultural and social history of the community of Venice. It was built in 1925, a year before Venice was consolidated with the city of Los Angeles. As the community transformed from a failed resort town into an iconic artists' colony, the bungalow court offered density, affordability, and green space, fostering a unique community of boardwalk employees and artists. Until 2024, neighbors and tenants alike enjoyed an on-site community art installation by artist Harold Cleworth. Cleworth's figurative art style exemplifies a distinctly Southern Californian Pop art sensibility; his installation was an ode to the specific community and aesthetics of Venice. Marco Place Courtyard, with its open structure and situation on a shaded walk street, was uniquely fit for the distinctive installment. Pedestrians, including neighbors, tenants, and beachgoers, were serendipitously drawn together to experience Cleworth's art, exemplifying and perpetuating the unique mix of bohemian residents and tourists that makes Venice special.

The Marco Place Courtyard also embodies the distinctive characteristics of the Spanish Colonial Revival style and bungalow court apartment construction type. This apartment type was once ubiquitous to the neighborhood of Venice. Today, this structure is the final remaining bungalow court apartment in the Millwood Walk Street Historic District. Surrounded by tall fences and hedges that hide newly-constructed

single-family mansions, Marco Place Courtyard embodies a type of construction that exemplified the neighborhood when it was more accessible to artists, local employees, and their families.



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Amy Gatto <amymgatto@gmail.com>

Thu, Mar 13, 2025 at 5:57 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: Mar Vista Voice <marvistavoice@gmail.com>

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

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Thank you for your time and consideration.

Best regards,
Amy Gatto



Planning CHC <chc@lacity.org>

CASE NO.: CHC-2025-1139-HCM; ENV-2025-1140-CE; 924-928 Marco Place

1 message

A L EXTERIORS <ania@alexteriors.com>

Mon, Mar 17, 2025 at 10:10 PM

To: "chc@lacity.org" <chc@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>

Cc: "sakaplan.76@gmail.com" <sakaplan.76@gmail.com>, "maryjackis@yahoo.com" <maryjackis@yahoo.com>

Dear Council members,

Thank you for considering Marco Court for historic designation.

For over a decade, I had the privilege of residing in one of the area's historic courtyard living spaces, (@928 Marco Court) a place where the past meets the present in an enchanting embrace. Today, however, this treasured piece of our shared heritage is under threat of demolition. I am compelled to advocate for its preservation, not only for what it represents to me personally but also for its significance to the fabric of Venice itself.

The courtyard living area where I once called home is more than just a building; it is a living testament to architectural ingenuity and the vibrant community life that characterized early 20th-century Venice. With its distinctive design, this property exemplifies a period when architects sought to harmonize living spaces with nature, fostering a sense of community through shared outdoor areas. Preserving this site means maintaining a tangible connection to our past, allowing future generations to experience the charm and character that defined a significant era in Venice's development.

Over the past decade, I've seen firsthand how this historic space has brought people together, serving as a hub of social interaction and cultural exchange. Courtyard living fosters a unique sense of connectedness among residents, promoting a lifestyle that is increasingly rare in today's fast-paced world. This sense of community is something worth saving, an essential aspect of Venice's identity that should not be forgotten or lost to modern developments.

The potential demolition of this property raises broader concerns about the rapid changes facing Venice. As new developments continue to reshape our landscape, it's crucial to strike a balance between progress and preservation. Buildings like the one I lived in provide continuity, anchoring us to our roots while reminding us of our history. Protecting such sites ensures that Venice retains its unique character, resisting the homogenization that often accompanies unchecked urban development.

Preservation is not merely about maintaining an old structure; it's about honoring the stories and memories embedded within its walls. Each brick and beam has witnessed the lives of countless individuals, from the original architects who dreamed it into existence to the myriad families whose lives played out within its courtyard. By preserving this property, we acknowledge and respect the richness of these narratives, adding layers of meaning to the ongoing story of Venice.

In advocating for the preservation of this iconic courtyard, we have a responsibility to engage with local authorities, historical societies, and the wider community. By raising awareness and cultivating a shared appreciation for this historic gem, we can galvanize efforts to protect it. Preservation is a community effort, and it requires the voices of many to ensure that history is not silenced by the wrecking ball.

The preservation of Venice's historic courtyard living areas represents a commitment to safeguarding our cultural heritage. The building I once called home is a rare and beautiful example of this legacy, and its value transcends its physical structure. It embodies a way of life, a community spirit, and a connection to our past that is irreplaceable.

Sincerely,

3/19/25, 1:06 PM

City of Los Angeles Mail - CASE NO.: CHC-2025-1139-HCM; ENV-2025-1140-CE; 924-928 Marco Place

Ania Lejman

909 15th Street Apt. C

Santa Monica, CA 90403

310.995.8959

www.aldco.com



Planning CHC <chc@lacity.org>

Re: Daughters of the American Revolution - Lafayette's statue in Lafayette Park1 message

Barbara Doty <barbara.doty@katuktu.californiadar.org>

Fri, Mar 14, 2025 at 6:40 PM

To: "suki.gershenhorn@lacity.org" <suki.gershenhorn@lacity.org>

Cc: "dca.publicart@lacity.org" <dca.publicart@lacity.org>, "info@parks.lacounty.gov" <info@parks.lacounty.gov>, "publicinfo@lacma.org" <publicinfo@lacma.org>, "jzenner@mva.lacounty.gov" <jzenner@mva.lacounty.gov>, "communications@arts.lacounty.gov" <communications@arts.lacounty.gov>, "tourism@lacity.gov" <tourism@lacity.gov>, "culture@lacity.gov" <culture@lacity.gov>, "RAP.PUBLICINFO@LACITY.ORG" <RAP.PUBLICINFO@lacity.org>, "chc@lacity.org" <chc@lacity.org>, "cpc@lacity.org" <cpc@lacity.org>

The Daughters of the American Revolution is a national organization that consists of patriotic women who can trace their family lineage to someone who assisted the American cause during the American Revolution. With the upcoming America 250! celebration, our local California chapters are looking for Revolutionary War memorials that might need some TLC. From internet photos it looks as though the statue of General Lafayette in Lafayette Park could use our help. We'd like to get involved with whatever the City of Los Angeles is currently doing, or help get the ball rolling if you don't have anything going just this minute. We don't have oodles of funds, but do have some, and are enthusiastic about contacting people for assistance.

I'm sure you've already looked; but, checking online, there are not many who advertise that they repair cement statues such as that of General Lafayette, though Sheila Lehman at Paint Changes Everything in Arcadia seems to <https://www.paintchangeseverything.com/statue-restoration/>. We'd love to contact her, meet her at the statue, and ask for an estimate to return him to his former glory.

If you are not the person I should be emailing, would you help me find the correct person?

Sincerely,

Barbara Doty
Regent, Katuktu Chapter
Daughters of the American Revolution



Statue when new in 1937
his face)



Statue in 1978



Statue in 2022 (and that is NOT a covid mask on
his face)



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM; ENV-2025-1140-CE; 924-928 Marco Place Venice

1 message

Candace Lamb <landycamb@gmail.com>

Sat, Mar 15, 2025 at 2:14 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: sakaplan.76@gmail.com, maryjackis@yahoo.com

Dear Cultural Heritage Members,

I am writing to you to ask you to please make The Marco Place Courtyard Apartments a Historic site. Built in 1925, this property has continuously provided reasonable housing for tenants. It is also currently the only property of its kind in the Milwood Walk Street Historic district of Venice and as such deserves to be preserved as historic complex as well. The walk streets have a unique character and as much as possible the dwellings that were constructed in the early to mid-1920's deserve preserving as part of the history of that locale.

Thank you for your consideration. I look forward to seeing that lovely little plaque that declares this property is a historic cultural one!

Sincerely,
Candace M. Lamb



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

me <cscizzorhands@gmail.com>

Sat, Mar 15, 2025 at 10:15 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—prioritizing walkability, green space, and neighborly connection. This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the city's architectural and cultural history. Its designation as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants and the broader neighborhood.

Equally important is the role Marco Place Court plays in preserving affordable housing in a region where it is increasingly scarce. The six-unit bungalow court is home to rent-controlled residences, offering stability to tenants who are integral members of the Venice community. At a time when affordable housing is being lost at an alarming rate, protecting existing rent-stabilized homes should be a priority. The sale of this property in 2024 underscores the urgency of safeguarding Marco Place from potential redevelopment that could displace tenants and erase this vital historic resource.

By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,

Carmen M Fanali



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Eleanor Bray <eleanorbray@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Thu, Mar 13, 2025 at 4:54 PM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—prioritizing walkability, green space, and neighborly connection. This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the city's architectural and cultural history. Its designation as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants and the broader neighborhood.

Equally important is the role Marco Place Court plays in preserving affordable housing in a region where it is increasingly scarce. The six-unit bungalow court is home to rent-controlled residences, offering stability to tenants who are integral members of the Venice community. At a time when affordable housing is being lost at an alarming rate, protecting existing rent-stabilized homes should be a priority. The sale of this property in 2024 underscores the urgency of safeguarding Marco Place from potential redevelopment that could displace tenants and erase this vital historic resource.

By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,
Eleanor

Sent from my iPhone



Planning CHC <chc@lacity.org>

Save Affordable Housing at Marco Place Court in Venice, PLEASE!

1 message

Ingrid Mueller <ingridinvenice@gmail.com>

Sat, Mar 15, 2025 at 10:25 AM

To: Planning CHC <chc@lacity.org>, Councilmember Traci Park <councilmember.park@lacity.org>

Cc: marvistavoice@gmail.com

Re: Case# CHC-2025-1139-HCM

Respected Commission Members,

IM herewith expressing my **STRONG SUPPORT** for the Historic Designation of "Marco Place Court" in Venice, and **URGE YOU** to vote in favor of this important recognition.

Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—**PRIORITIZING** walkability, green space, and neighborly connection.

This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the CITY'S architectural and cultural history. Its **DESIGNATION** as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants **AND** the broader neighborhood.

Equally important is the role Marco Place Court plays in Preserving Affordable Housing in a region where it is increasingly scarce. The six-unit bungalow court is home to rent-controlled residences, offering stability to tenants who are integral members of the Venice community.

At a time when affordable housing is being lost at an alarming rate, protecting existing rent-stabilized homes should be a priority. The sale of this property in 2024 underscores the urgency of safeguarding Marco Place from potential redevelopment that could displace tenants and erase this Vital Historic Resource.

By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice.

IM urging **YOU** to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Sincerely, indeed,

Ingrid Mueller
Lincoln Place Apt Tenant
Affordable Housing Advocate
Since 1988



Planning CHC <chc@lacity.org>

Letter of Support: CASE NO.: CHC-2025-1139-HCM ENV-2025-1140-CE, Location: 924-928 W. Marco Place, Venice CA 90291

1 message

Janet Smith <janetsmithkotos@gmail.com>

Fri, Mar 14, 2025 at 2:22 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: Sue Kaplan <sakaplan.76@gmail.com>, Mary Jack <maryjackis@yahoo.com>

Letter of Support: CASE NO.: CHC-2025-1139-HCM ENV-2025-1140-CE

Location: 924-928 W. Marco Place

March 14, 2025

Dear Commissioners and Councilmember Park,

Our family has lived at 926-1/2 Marco Place Court since 1988 - ten years after Mary Ann Webster bought the 6-unit courtyard in 1978. It has always been a communal place to live, a "cup-of-sugar" kind of place where people smile at each other and keep an eye out.

The nature of the courtyard has changed very little in those decades – the charming historic architecture ensures that windows and doors are open to the cross-winds, the single-story buildings provide a skyscape for the tenants and for the neighbors to enjoy, the shared courtyard encourages socializing. The well-constructed buildings have survived 100 years of sun-baked summers and occasionally inclement weather, earthquakes! and scores of tenants coming and going – many who moved here for the community-centric setting.

Marco Place Court is a visual reminder of times gone by with its low fence and low-rise architecture, a wide courtyard and generous setback from the walkstreet circle parklet where neighbors stop to chat and catch up and pitch in – or just share a moment under the big sky – and where folks and their children enjoy bubbles and whimsical art projects and news-of-the-day with our beloved 30-year resident, renowned artist Harold Cleworth.

Marco Place Court is also an important example of multi-family housing that has not only stood strong, it has also supported affordable housing for a century.

An inviting visual treasure, the Spanish Colonial Revival courtyard architecture is in stark contrast to the generic lot-stuffers that have sadly replaced many contributors in this unique corner of Venice, threatening the district's potential to be designated a HPOZ. Until 2024, this courtyard faced only 3 multi-story single-family homes: there is now a phalanx of seven high F.A.R. residences just steps across the narrow walkstreet, making this site a rare architectural jewel that enhances the lives of not only its tenants but also of the neighbors and passersby.

Previous long-time owner Mary Ann Webster was a noted nature conservationist and – importantly – a "walkstreet preservationist". She loved this property – and her tenants – for nearly 50 years, and added her voice to many campaigns to save the historic buildings that contribute to the fabric of the Historic Milwood Venice Walkstreet District. She would be ardent and determined in her efforts to conserve the intact 100 year old courtyard at 924-928 W. Marco Place.

The new owner, Jeffrey Donovan, has repeatedly pledged to tenants that his plan, his “vision”, is to restore the property to its original 1925 splendor. Jeff told tenants before he bought Marco Place Court that he and his business partner had already refurbished two other bungalow courts - he shared his pride in being involved with the Edinburgh Bungalow Court for which his partner “received a Conservancy ‘Chair’” – and he has spoken specifically about historic architectural details of Marco Place Courtyard that he intends to preserve, including the exterior arches and the multi-pane windows (he has created a workshop on-site to replicate and rebuild the existing historic window frames for meticulously detailed “like for like” replacements), to repair all historic window sash cords and weights where needed, retain single story buildings, etc.

Jeff has moved swiftly to update the property and especially the westernmost building: repiping and rewiring and deepening the crawl space (at an “express” pace that has also, on occasion, resulted in damage to the structure and property), and is in the process of modernizing the vacant unit 924-1/2. His vision also includes EV-charging carports; punching out the upstairs decks, adding metal banisters and double staircases; and “above market-rate” rents.

He has consistently made it clear that his vision does not include the current long-term tenants, possibly even the existing market-rate tenants. Regardless, we want to congratulate him on this nomination. We believe that he has the ability to preserve this historically significant property in conjunction with a historic designation and under the guidance of the OHR and the CHC. We 100% support the historic designation of Marco Court Place in the spirit of the former owner’s commitment to the “contributors” of Venice and as a testament to the area’s storied past – it is a rare example in the district of this very special style of living and deserves to be saved.

Thank you for your review and consideration,

Janet and Jim Kotos

[926-1/2 Marco Place](#)

[Venice, CA 90291](#)

310/827-0730



Planning CHC <chc@lacity.org>

CASE NO.: CHC-2025-1139-HCM; ENV-2025-1140-CE; 924-928 Marco Place Venice

1 message

Jeffrey Fiskin <ezrite@pacbell.net>
Reply-To: Jeffrey Fiskin <ezrite@pacbell.net>
To: "chc@lacity.org" <chc@lacity.org>

Fri, Mar 14, 2025 at 1:33 PM

Dear Cultural Heritage Commissioners,

The value of the proposed designation is obvious to any citizen who has marveled at the quiet and beauty of this old court. Our community, indeed our entire country, is at the mercy of the "Move Fast and Break Things" bros. Their notion of efficiency is just one more excuse for rapacity. Stopping this wholesale destruction of the past is your precise remit.

Designate 924-928 Marco Place, the culturally relevant and valuable historical treasure it is.

Yours truly,
Jeffrey Fiskin
[6107 Temple Hill Drive](#)
[Los Angeles, CA 90068](#)



Planning CHC <chc@lacity.org>

CASE NO.: CHC-2025-1139-HCM; ENV-2025-1140-CE; 924-928 Marco Place, Venice

1 message

Judy Branfman <branfman@ucla.edu>

Fri, Mar 14, 2025 at 7:34 PM

To: Cultural Heritage Commission <chc@lacity.org>, councilmember.park@lacity.org

Cc: maryjackis@yahoo.com, sakaplan.76@gmail.com

Dear Cultural Heritage Commission,

I am writing in support of the proposal to designate the Marco Place Court in Venice as a Los Angeles Historic-Cultural Monument. Having lived in Venice myself for many of the past 30 years and having family members who lived in Venice off and on since the 1930s, I have seen the ongoing rush to tear down unique historic buildings in Venice and the Los Angeles area in general.

We have this wonderful opportunity to save one of the remaining bungalow courtyards in Venice – and the only one on a walk-street and in the Milwood Walk Street Historic District. This unique complex was built to provide affordable housing that respected the occupants' need for both privacy and community, as well as a lovely environment. The courtyard apartments were once a common feature of the housing landscape in Venice. But they have been demolished to make way for much larger apartment buildings and homes, often much less friendly and intimate.

Historically it was built at a time the city was growing by leaps and bounds and in need of creative and affordable housing solutions for working-class individuals and families. Combining Spanish design elements and features such as patios that open up the apartments to the outdoors and make them feel more spacious, the complex is both simple and inviting. These courts also create a welcoming open space in their community, and this one in particular, contrasting with the large new houses across the walk street, is a clear reminder of the historic character of Venice.

I hope you will take the commendable step of listing the Marco Place Court as a Los Angeles Historic-Cultural Monument.

Please feel free to contact me if you have any questions.

Thanks very much.

Sincerely,

Judy Branfman

Santa Monica, CA



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Kendra Moore <kmoore1100@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Sat, Mar 15, 2025 at 11:25 AM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—prioritizing walkability, green space, and neighborly connection. This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the city's architectural and cultural history. Its designation as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants and the broader neighborhood.

Equally important is the role Marco Place Court plays in preserving affordable housing in a region where it is increasingly scarce. The six-unit bungalow court is home to rent-controlled residences, offering stability to tenants who are integral members of the Venice community. At a time when affordable housing is being lost at an alarming rate, protecting existing rent-stabilized homes should be a priority. The sale of this property in 2024 underscores the urgency of safeguarding Marco Place from potential redevelopment that could displace tenants and erase this vital historic resource.

By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,

Sent from my iPhone



Planning CHC <chc@lacity.org>

Support designation of Marco Place Court

1 message

Kim Cooper <tours@esotouric.com>
To: Planning CHC <chc@lacity.org>, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Tue, Mar 18, 2025 at 10:26 AM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

We write to express our strong support for the historic designation of Marco Place Court in Venice, and urge you to vote in its favor. It is a fine example of a uniquely Southern California multi-family housing type, providing naturally occurring affordable housing and beauty to a community that loves it--both the lucky residents, and all who pass by on the walk street.

By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. We urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,
Kim Cooper & Richard Schave
Esotouric - Looking out for Los Angeles
Stewards of the L.A. Bungalow Court Mapping Project
<http://www.esotouric.com/bungalowcourt>



Planning CHC <chc@lacity.org>

Case for Marco Place Courtyard

1 message

Molly <missmollytemple@gmail.com>

Tue, Mar 18, 2025 at 5:01 PM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: sakaplan.76@gmail.com, maryjackis@yahoo.com

CASE NO.: CHC-2025-1139-HCM

ENV-2025-1140-CE

Location: [924-928 W. Marco Place](#)

Council District: 11 – Park

Community Plan Area: Venice

Dear Councilwoman Park and Commission Members,

I'd like to voice my support on behalf of saving the Marco Place Courtyard apartments.

The Courtyard represents the community Venice was originally built to be.... an architectural and humanly diverse beachside community. It holds the charm of the original intention of the walking streets that are so rapidly disappearing into large houses and apartment buildings - losing all the Venice of 100 years ago.

I am surprised to hear of the plans to eliminate this historic and culturally important part of Venice. As this is the last of its breed - the last Courtyard in the area, it deserves preservation. To tear this down would not only devastate residents and neighbors, but also adversely affect the microclimate that a courtyard such as this provides. There is no humane or logical reason to tear this courtyard down and it is ludicrous for the developers to think so.

I urge you to support the preservation of this 100 year old courtyard.

,
Molly Temple
90066 resident



Planning CHC <chc@lacity.org>

CASE NO.: CHC-2025-1139-HCM;EMV-2025 - 1140-CE 924-928 Marco Place, Venice

1 message

pomerantz2@aol.com <pomerantz2@aol.com>

Tue, Mar 18, 2025 at 6:18 PM

To: "chc@lacity.org" <chc@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>

I am writing in support of saving the Bungalow Courtyard Buildings at [924-928 Marco Place, Venice](#), CA by designating the property a landmark . They are a constructed in a rapidly disappearing style of architecture - California Craftsman and represent an attitude towards fostering a sense community among the inhabitants. These homes are situated on a 'walking street' which is also a very rare and old fashioned way of building properties and that's a shame, because 'walking streets' provide a friendly environment where neighbors naturally tend to know each other, communicate with each other, and form support for each other.

Please help preserve this unique and beautiful way of life.

Myra Pomerantz
[2424 4th St.](#)
[Santa Monica, CA 90405](#)
310 4403 1011

Myra Pomerantz



Planning CHC <chc@lacity.org>

Marco Place Court Historic Designation

1 message

Nancy Zubiri <nancyzubiri@yahoo.com>

Mon, Mar 17, 2025 at 4:04 PM

To: "chc@lacity.org" <chc@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>

Dear Commission Members:

I have lived in Venice for more than 30 years, and I believe it's important that we preserve the history of this unique community. For this reason, I request that you approve the historic designation of Marco Place Court.

I live on the same block as Marco Place Court and have been friends with several of the tenants for many years. I've visited the court and the homes of several tenants to see personal art exhibits, celebrate holidays and hang out with neighbors. This place is an important part of the Milwood Walk Street neighborhood and needs to be recognized with the historical designation that it deserves.

So much of our history has been torn down to make way for new development. Please do the right thing and vote to save this historic structure.

Sincerely,

Nancy Zubiri

Nancy Zubiri
Editor
Euskal Kazeta
Los Angeles, CA

Check us out on
[Twitter](#)
[Facebook](#)
[YouTube](#)

Author, [Jaialdi: A Celebration of Basque Culture](#)
[Travel Guide to Basque America](#)



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Naomi Nightingale, II <poetryismything1@gmail.com>

Sun, Mar 16, 2025 at 6:21 AM

To: chc@lacity.org, councilmember.park@lacity.org

Cc: marvistavoice@gmail.com

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—prioritizing walkability, green space, and neighborly connection. This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the city's architectural and cultural history. Its designation as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants and the broader neighborhood.

Equally important is the role Marco Place Court plays in preserving affordable housing in a region where it is increasingly scarce. The six-unit bungalow court is home to rent-controlled residences, offering stability to tenants who are integral members of the Venice community. At a time when affordable housing is being lost at an alarming rate, protecting existing rent-stabilized homes should be a priority. The sale of this property in 2024 underscores the urgency of safeguarding Marco Place from potential redevelopment that could displace tenants and erase this vital historic resource.

By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,

Naomi Nightingale, PhD

Educator, Trainer, Writer, Mediator & Social Justice Advocate



Principal

"Your Business Is Our Business Priority"

www.nightingaleassociatesllc.com

Phone: 310.663.6694

Save Venice Community Action Organization

3/17/25, 3:39 PM

City of Los Angeles Mail - Please save affordable housing at Marco Place Court

Community Organizer

www.savevenice.me

Major focus of my social justice advocacy is on African American men and the penal system. Read more about this subject in my dissertation: *African American Men Who Give Voice to the Personal Transition from Criminality to Desistance*

*Charles J. Fisher, Historian
140 S. Avenue 57
Highland Park, CA 90042
Phone: 323/256-3593 Fax: 323/255-0041
Email: arroyoseco@hotmail.com*

March 14, 2025

City of Los Angeles
Office of Historic Recourses
201 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012

Attn: Cultural Heritage Commission

RE: Marco Place Court

Dear Commissioners,

As a historic preservation professional, I have been asked to look at the apartment court located at 924-928 W. Marco Place to see whether it qualifies as a Los Angeles Historic Cultural Monument.

Over the past 37 years, I have researched, written and advocated 185 successful Historic Cultural Monument nominations for the City of Los Angeles, as well as nominations in the County of Ventura and the cities of Glendale, Monrovia, Ojai and Sierra Madre. I have also written numerous historic assessment reports and Mills Act applications throughout Southern California.

The complex consists of two duplexes located at the front of the property and a two-story four unit building at the rear arranged in a symmetrical plan. As noted in the application, many of the windows have been replaced with aluminum and vinyl sashes. In addition, some of the window frames have been changed out and resized.

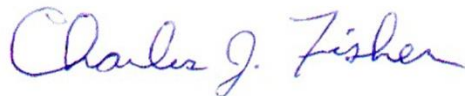
Non-original French doors have been installed in one of the front units and several of the interiors have been remodeled. In other words, there are a number of changes to the property over the years that have compromised its architectural integrity.

The current owner has no intention of demolishing the court, but he is concerned that HCM status would hinder his ability to properly renovate the property to the best environment for his tenants. The changes have left the property in a state that does not qualify for HCM status in an architectural manner under criterion three.

Historically there do not appear to be any owners or tenants of historical note over the years, making it ineligible under criterion two. In addition, the court was built in 1925, two decades after the subdivision of Venice Annex. As a later, infill development, it was not a part of the early development of Venice, nor is it identified with any other important events of national, state or local history, nor does it exemplify significant contributions to the broad cultural, economic or social history of the nation, state, city or community, making it ineligible under criterion one.

The owner is therefore, asking that the property not be taken under consideration as a Historic Cultural Monument.

Sincerely,

A handwritten signature in blue ink that reads "Charles J. Fisher". The signature is written in a cursive, flowing style.

Historian

1812 Linden Avenue
Venice, CA 90291
March 16, 2025

To: Los Angeles Cultural Heritage Commission

Fr: Robert Lopez

Re: CHC-2025-1139-HCM ENV-2025-1140-CE

For the past 26 years, I have lived in the home at the corner of Marco Place and Linden Avenue in the historic Milwood Walk Streets neighborhood in Venice. As a longtime resident, I strongly urge you to approve the historic designation of Marco Place Court (924-28 W. Marco Place).

I've seen many changes in my neighborhood over the years as older homes have been razed to make way for more modern architectural designs. While I appreciate the architectural diversity, I also believe that it is imperative to preserve historical structures when the opportunity arises. Marco Place Court is worthy of such designation.

As you undoubtedly know, the 100-year-old residential structure is the only bungalow court left in the Milwood Walk Street neighborhood. The property embodies the communal fabric that characterizes the walk streets and makes this neighborhood unique. The courtyard is a place where tenants and neighbors have gathered for years during the holidays to go door-to-door and sing Christmas carols to families on cold winter nights. It's a place where affordable rents have provided longtime neighbors an opportunity to live in a community where housing costs have risen dramatically in recent years. It's a place that must be preserved.

I hope that you take appropriate action to preserve this unique Venice property.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Robert Lopez", with a stylized, cursive script.

Robert Lopez



Planning CHC <chc@lacity.org>

include the CASE NO.: CHC-2025-1139-HCM; ENV-2025-1140-CE; 924-928 Marco Place Venice

1 message

Sandra L. Christenson <sanchriste@gmail.com>
To: chc@lacity.org

Tue, Mar 18, 2025 at 12:08 PM

Dearest LA City!

Please place the courtyard on Marco Court on the list of historic places to save. Venice has transformed so much since the Abbot Kinney days, the honeymoon cottage days, the Beatnik Days, the red car days, the hippy days, the real estate boom days. As a long time resident of Venice, I see so many tourists, many foreign, in the Airbnbs, which have replaced many of the homes, ready for old time charm, eccentricity, and history, and here it is in the shared courtyard bungalow experience on a magical walk-on-street in Venice, California. Courtyard bungalows were once common in Venice and a way for working class people and later artists and musicians to be able to live near the ocean.

The artist in residence who lives there now with his artwork and free library and the roundabout median with flamingos and flowers, and the shared courtyard with fireplace and picnic benches and chairs, are relics of bygone happier days.

And this courtyard bungalow on Marco Place makes Los Angeles more enjoyable as a city to live in, to visit, to treasure. To remember and to imagine. Let us not develop this history out of existence.

And charm and authenticity are good for business, good for aesthetics, good for moral. This Marco Place courtyard near a renovated Lincoln Blvd is a touchstone in Venice, easy to access by neighbors and visitors alike who can stroll by and say, "Look at this! How charming! How clever! And it's still here." It's still possible.

Please preserve this courtyard. We've lost the Brown Derby, the Ambassador Hotel, The Pantry. So so much. Let's save LA.

Sincerely,

Sandra L. Christenson
[955 Superba Ave](#)
[Venice, CA 90291](#)

310/309-7856



Planning CHC <chc@lacity.org>

E Clem Wilson Building. CHC-2024-6625-HCM | ENV-2024-6626-CE

1 message

SERENA ABRAHAMS <loscanos@aol.com>
To: chc@lacity.org

Tue, Mar 18, 2025 at 12:53 AM

Enough is enough,

This is Los Angeles' heritage and worth a ton to the Art Deco heritage of Los Angeles.

Destroy heritage building and you destroy the heritage of Los Angeles. Nothing is left except pollution and cars.

Regards,

Serena Abrahams



Planning CHC <chc@lacity.org>

Historical status for 924-928 Marco Place Venice

1 message

Sylvia Rath <sylviatheparentcoach@gmail.com>

Fri, Mar 14, 2025 at 2:38 PM

To: "chc@lacity.org" <chc@lacity.org>, councilmember.park@lacity.org, Sylvia Rath <sylviatheparentcoach@gmail.com>

Cc: "sakaplan.76@gmail.com" <sakaplan.76@gmail.com>, maryjackis@yahoo.com

Dear Tracey Park, Cultural Heritage Commission and any other concerned parties,

As you know the architecture of Venice is quickly changing and it is so important

To preserve what is left. We know several Seniors who live at 924-928 Marco Place and we were very concerned when we heard their landlady passed away. The property sold and a developer may plan to knock this historical multi unit down.

Marco Place court is located within the identified Millwood Walk Street Historic District so the preservation of this six unit bungalow court apartment seems very logical.

The hearing is slated to happen March 20th case number CHC-2025-1139-HCM.

Please help preserve this multi unit historical building and prevent a huge out of place residence from displacing longtime residents. Also, preserve the older architecture in the walk streets that make Venice so special.

Thank you in advance for your continued support to preserve Venice.

Sylvia Rath

[1210 Appleton Way](#)

[Venice, Ca 90291](#)

310 739 6644



Planning CHC <chc@lacity.org>

Please save affordable housing at Marco Place Court

1 message

Tabatha Yelos <tabatha@power-la.org>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: marvistavoice@gmail.com

Tue, Mar 18, 2025 at 4:01 PM

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—prioritizing walkability, green space, and neighborly connection. This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the city's architectural and cultural history. Its designation as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants and the broader neighborhood.

Equally important is the role Marco Place Court plays in preserving affordable housing in a region where it is increasingly scarce. The six-unit bungalow court is home to rent-controlled residences, offering stability to tenants who are integral members of the Venice community. At a time when affordable housing is being lost at an alarming rate, protecting existing rent-stabilized homes should be a priority. The sale of this property in 2024 underscores the urgency of safeguarding Marco Place from potential redevelopment that could displace tenants and erase this vital historic resource.

By designating Marco Place Court as a Historic-Cultural Monument, the Commission would be taking a crucial step in preserving both the architectural heritage and the affordability of Venice. I urge you to recognize the significance of this special property and support its designation so that it may continue to be a model of sustainable, community-oriented housing for generations to come.

Thank you for your time and consideration.

Best regards,
Tabatha



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM - Save Marco Place Court

1 message

W G <seapink2@gmail.com>

Fri, Mar 14, 2025 at 10:14 AM

To: chc@lacity.org, councilmember.park@lacity.org

Hello,

Please help save and preserve Marco Place Court by designating it as a historic-cultural monument.

It's an important piece of local history and can be a model for apartment design.

Thank you,

WG



Planning CHC <chc@lacity.org>

RE: 924-928 W. Marco Place

1 message

Wendy Temple <wendytemple23@gmail.com>
To: chc@lacity.org, councilmember.park@lacity.org
Cc: sakaplan.76@gmail.com, maryjackis@yahoo.com

Tue, Mar 18, 2025 at 4:00 PM

**CASE NO.: CHC-2025-1139-HCM
ENV-2025-1140-CE**

Location: [924-928 W. Marco Place](#)
Council District: 11 – Park
Community Plan Area: Venice

Dear Councilwoman Park and Commission Members,

I'd like to voice my support on behalf of saving the Marco Place Courtyard apartments.

The Courtyard represents the community Venice was originally built to be.... an architectural and humanly diverse beachside community. It holds the charm of the original intention of the walking streets that are so rapidly disappearing into large houses and apartment buildings - losing all the Venice of 100 years ago.

Many years ago, I lived on one of the walking streets and have a number of friends who have lived on them - the close friendships developed from the nature of living so close to each other could not be matched...and all because of the small, charming homes. As this is the last of its breed - the last Courtyard in the area, it deserves preservation..

I still often walk down these walking streets and sigh at the disappearance of what the area used to be like and what it could still be if only homes and courtyards like this could be designated as the heritage spaces they deserve and not be torn down.

Most sincerely,

Wendy Temple

Currently a Del Rey resident

DAY OF HEARING SUBMISSIONS

Boney Island Treehouse Timeline

2001 - Boney Island Treehouse constructed by Rick Polizzi and Michael Mahan

10/26/2017 - LADBS Compliance Notice Sent regarding illegal structure in the front yard

12/13/2017 - OHR telephone call with Rick Polizzi; follow-up e-mail recommending working with an historical consultant

1/15/2018 - Initial HCM nomination submitted by owner, Rick Polizzi, not signed and lacking bibliography

5/31/2018 - OHR feedback to Rick Polizzi provided via email

7/29/2019 - OHR conversation with Robert Chavez, LADBS regarding Order-To-Comply

10/1/2019 - HCM nomination Termination Letter sent after no response from owner on application

6/10/2020 - Criminal charges filed by City (per notice forward by Polizzi)

8/21/2020 - HCM nomination resubmitted

8/25/2020 - OHR call w/ Rick Polizzi regarding feedback on HCM application. OHR urged owner to work with a qualified consultant to ensure a complete application could be achieved

8/25/2020 - OHR consultation with City Attorney's Office regarding processing of nomination following call with Rick Polizzi

9/2/2020 - Daniel Paul, historical consultant, reached out to OHR for an update on HCM application on behalf of the property owner

9/2/2020 - Follow-up e-mail to Rick Polizzi regarding City Attorney consultation on processing HCM application and additional feedback on HCM nomination, noting nomination was incomplete

9/16/2020 - Rick Polizzi arraignment hearing (per notice sent by Polizzi)

9/22/2020 - OHR feedback provided on 8-21-20 nomination via email

8/23/2021 - HCM nomination Termination Letter sent indicating no response from applicant

3/2/2025 - CHC Commissioner Diane Kanner brought LA Times article to OHR staff attention with request that this issue be discussed at the next CHC meeting, on 3/6/2025

3/6/2025 - Commissioner Diane Kanner requested that the proposed initiation of the HCM nomination be agendaized for the next CHC meeting, on 3/20/2025

3/6/2025 - OHR staff, at the CHC's request, contacted Rick Polizzi to advise of CHC's potential HCM nomination initiation

3/8/2025 - Treehouse demolished by owner

3/9/2025 - Correspondence from Rick Polizzi's wife notifying City staff of demolition of treehouse

3/12/2025 - Criminal case court hearing



Planning CHC <chc@lacity.org>

Re: case number CHC-2025-1139-HCM

1 message

Gina Kotos <ginakotos@gmail.com>

Wed, Mar 19, 2025 at 4:50 PM

To: "chc@lacity.org" <chc@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>

Cc: "sakaplan.76@gmail.com" <sakaplan.76@gmail.com>, "maryjackis@yahoo.com" <maryjackis@yahoo.com>

Re: case number CHC-2025-1139-HCM

Dear Commission Members,

I am writing to express my strong support for the historic designation of Marco Place Court in Venice, and I urge you to vote in favor of this important recognition. Marco Place Court is not only a charming example of Spanish Colonial Revival bungalow court architecture, but it also represents an increasingly rare and essential form of rent-stabilized housing in the rapidly changing landscape of the Westside.

As a unique pedestrian-centered development within the Milwood Walk Street Historic District, Marco Place embodies the early vision of Venice's residential communities—prioritizing walkability, green space, and neighborly connection. This type of multi-family housing, once common in Venice, has largely disappeared, making Marco Place an invaluable piece of the city's architectural and cultural history. According to SurveyLA, there are only 15 remaining examples of multi-family bungalow courts in Venice and about 350 citywide. Marco Place's designation as a Historic-Cultural Monument would ensure that this rare example remains intact and continues to serve its long-term tenants and the broader neighborhood.

Equally important is the role Marco Place Court plays in preserving affordable housing in a region where it is increasingly scarce. The six-unit bungalow court is home to rent-controlled residences, offering stability to tenants who are integral members of the Venice community. At a time when affordable housing is being lost at an alarming rate, protecting existing rent-stabilized homes should be a priority. The sale of this property in 2024 and aggressive renovation projects started days later underscore the urgency of safeguarding Marco Place from potential redevelopment that could displace tenants and erase this vital historic resource.

Historic designation of this property would bolster tenant protections, establish guardrails on development, and set a precedent for the remaining bungalow courts under threat in Los Angeles. There are countless stories of such properties being purchased, flipped or demolished (often unpermitted), and resold at a multi-million dollar markup. It is the Commission's responsibility to curb this flippant attitude to meaningful architecture through the bureaucratic mechanisms available.

My support for the historic designation of Marco Place Court is both personal and professional. I was born and raised in this courtyard community and was exposed to Venice's heritage and cultural identity by the artists, nonprofit workers, and small business owners who occupied its rent-stabilized apartments over the years but would be unable to afford to live in Venice if they moved today.

The unique architecture and development pattern of this bungalow court and the surrounding historic Venice walk streets have in turn influenced my career as an urban planner focused on sustainable and healthy transit-oriented development. I have significant experience working on California General Plans, Climate Action Plans, and CEQA and therefore understand the pressure that the City of Los Angeles is under to enable rapid development of housing. However, it is neither

productive nor visionary to neglect existing affordable housing or neighborhood character in the quest to achieve RHNA goals.

By designating Marco Place Court as a Historic-Cultural Monument, the Commission has an opportunity to take part in preserving both the architectural heritage and the affordability of Venice. The proponents of this designation have achieved a rare feat in connecting lovers of historic architecture and stewards of Venice's heritage with advocates for tenants' rights and affordable housing over the common good of preserving this property. I urge you to recognize their efforts and the significance of this special property by supporting its historic designation so that it may continue to be a model of sustainable, community-oriented housing for generations of Angelenos to come.

Thank you for your time and consideration. I plan to provide verbal comments at the Commission meeting on Thursday March 20, 2025 as well.

Best regards,

Gina Kotos

RECEIVED
CITY OF LOS ANGELES

MAR 20 2025

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

March 19, 2025

Office of Historic Resources, City of LA
201 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012

Attn: Cultural Heritage Commission

RE: Marco Place Court CHC-2025-1139-HCM
Response to Owners letter of March 14, 2025

Dear Commissioners,

While we appreciate Mr Fisher's comments, we must disagree about 924-928 Marco Court not meeting Criterion 3 of the Historic criteria to make it an HCM.

I have been before you several times, and while I am not a registered historian, you have remarked about the completeness and authority of my applications and recognized the Tabor Westminster Family Residence, the Monday Women's Club and the Getrude Sercy and Arthus Reese House. Earlier, I assisted the Historic Resources Group in preparing the application for Temple Mishkon Tephilo.

As a resident of the Milwood Venice Walk Streets Historic District, I have walked by this property often and always asked myself about it. It is a unique property. When Mary Jack mentioned to me, we had the same questions. As I had some experience with this kind of application, we both decided to explore it. We approached the LA Conservancy and were put in contact with Lindsay Mulcahy, whose guidance was immeasurable.

We are pleased that Mr. Donovan says he has no intention of demolishing the building and would be keeping it to a similar style but we have no assurances that it will be so. The community – as you have seen from the many letters in support you have received, wants to keep it so.

Mr. Donovan speaks about creating a space that is "luxury living." But is that the right direction for developing this special living style? Our neighborhood was not developed with that ambition. It has always been from its beginning about the working people of Venice, the community of people that actually built this city and then were able to make their residence here. If we are to talk about the integrity of

a historic property, two important features integral to any historic analysis are feeling and location: this building still conjures up the feeling of these hard working people that made Abbot Kinney's dream possible. In addition, one can say that this application is very much about style, and method of construction, it evokes the period. Though there has been a lot of recent development here, mostly of the modern, contemporary style, those remaining original structures have been in place since their original construction. These original remaining homes are the reminder of the history of our historic neighborhood.

Mr. Fisher brings up the point that we have shown proof that this tract was platted and offered for sale in 1905. We admit there does seem to be a discrepancy. But in conversations with my neighbors, they would share with me that their grandfathers built their house in the late 1920s and they were still being built in the arts and crafts style. A study of the Sanborn maps will show this to be true.

We do not disagree with Mr. Fisher's description of the property. We have noted the features that might not properly reveal themselves to be of a Spanish Colonial Revival character and the few maintenance upgrades to make for a proper and safe living situation also do not qualify. He gives his reason to not honor this as an HCM because his client, the developer, would be limited as to how he might develop the property "to the best environment for his tenants." But isn't this an objection that all developers make when trying to get a project past the planning departments?

Our thoughts to this application were that only Criterion Three was applicable, so his argument that the other two are not valid is specious and there was no need to argue them: we never addressed these two criteria as supporting our application. And I have explained the 1925 construction date above.

This was not a neighborhood of celebrity personages or architects. But a development built for the workers who supported the many activities that went into making Abbot Kinney's Venice of America a viable and successful amusement park. That is who the residents of Marco Place Court were. This certainly fulfills its development to be identified with an important event and exemplifies the significant contributions to the early success of Venice – "the broad cultural, economic or social history" of Los Angeles and Venice in particular. And though we are not making any claims to this, it could be said that Venice and its development and growth does speak in a positive way for its contributions.

CHC-2025-1139-HCM

MARCO PLACE COURT: 2025 CONSTRUCTION/ALTERATIONS

Although the Court has undergone construction/alterations in 2025, the building still maintains its integrity and many of its 100-year-old Spanish Colonial Revival features.



Courtyard, view from Marco Place walk street, 3/15/25



West building, 3/18/25; building is being prepared for re-stucco; note that original wooden multi-lite doors and windows, as well as circular vents, remain



West building, 3/18/25; Note that original arched buttress was removed, but appears to be reconstructed here; similar original arched buttress on east building remains



West building, 3/18/25; building being prepared for new stucco; note that new over-door awnings have been added; note that circular vents and original wooden multi-lite doors and windows remain